150.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,800 / 889,800
					USE VALUE:	889,800 / 889,800
					ASSESSED:	889,800 / 889,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLATKA KYLE L & KIRSTEN H
Owner 2:	
Owner 3:	
Street 1:	97 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUSSIAN EDWARD C -
Owner 2:	RUSSIAN SUSAN -
Street 1:	97 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 1984 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	440,400		449,400	889,800
Total Card	0.108	440,400		449,400	889,800
Total Parcel	0.108	440,400		449,400	889,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.49 | /Parcel: 448.4

Legal Description

User Acct 98879

GIS Ref

GIS Ref

Insp Date 03/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0016.0

!11723!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,400	0	4,725.	449,400	889,800	889,800	Year End Roll	12/18/2019
2019	101	FV	317,500	0	4,725.	421,300	738,800	738,800	Year End Roll	1/3/2019
2018	101	FV	313,200	0	4,725.	348,300	661,500	661,500	Year End Roll	12/20/2017
2017	101	FV	313,200	0	4,725.	320,200	633,400	633,400	Year End Roll	1/3/2017
2016	101	FV	313,200	0	4,725.	292,100	605,300	605,300	Year End	1/4/2016
2015	101	FV	295,900	0	4,725.	286,500	582,400	582,400	Year End Roll	12/11/2014
2014	101	FV	295,900	0	4,725.	266,300	562,200	562,200	Year End Roll	12/16/2013
2013	101	FV	293,600	0	4,725.	253,300	546,900	546,900		12/13/2012

PRINT

Date	Time
12/11/20	01:51:44

LAST REV

Date	Time
03/27/18	10:42:04

apro

11723

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSIAN EDWARD	56936-272		6/1/2011		575,000	No	No		
PIECHNIK ANTHON	30946-393		12/10/1999		270,400	No	No		
MORGAN GEORGE/E	27687-481		9/19/1997		205,600	No	No		Y

USER DEFINED

Prior Id # 1:	98879
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2017	99	Redo Bat	10,770	O				
10/12/2012	1315	Redo Kit	57,820	C				
12/29/2003	1075	Inter Fi	8,000	C		G6	GR FY06	OF 2ND FLR
8/2/2003	654	Addition	50,000	C		G6	GR FY06	ADD 2ND STRY W/ FB

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2018	Inspected	PH	Patrick H
2/24/2018	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
7/3/2012	Measured	JBS	JOHN S
12/22/2008	Meas/Inspect	372	PATRIOT
8/8/2005	Fieldrev-Chg	BR	B Rossignol
11/19/1999	Meas/Inspect	272	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA:	0.10847	Total SF/SM:	4725	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	449,400	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17923379
Const Adj.:	1.00689924
Adj $ / SQ:	160.295
Other Features:	103196
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461674
Depreciation:	21237
Depreciated Total:	440437

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

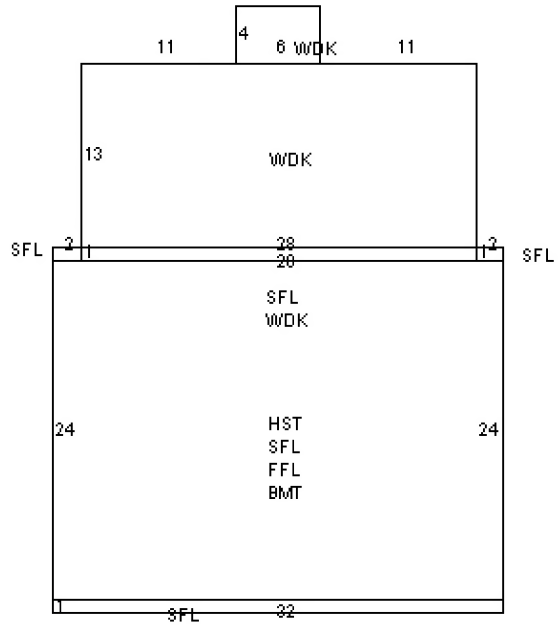
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.29
Special Features:	0	Val/Su Net:	139.02
Final Total:	440400	Val/Su SzAd	221.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	832	160.290	133,365
BMT	Basement	768	48.090	36,932
FFL	First Floor	768	160.290	123,106
WDK	Deck	416	8.460	3,520
HST	Half Story	384	160.290	61,553

Net Sketched Area:	3,168			Total:	358,476
Size Ad	1984	Gross Are	3552	FinArea	1984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

150.0-0002-0016.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	